



**COLLINGWOOD - 8/93 OXFORD STREET**



**State**-of-the-art sophistication complements a stunning display of cutting-edge style delivering the ultimate inner urban experience in this brand new warehouse conversion by award winning Architects "Carabott Holt". Drive directly in off the Street through a remote-control door and see your pride and joy perched on display in a suspended and glazed showroom-style garage.

[www.893oxfordstreet.com](http://www.893oxfordstreet.com)



**C-BUS** home automation allows you ultimate control and your prized wines can be observed in a central backlit display case cellar. Settle into an amazing domain with mezzanine level zones that retain their industrial roots with steel beams and exposed brickwork enhanced by honed concrete and a breathtaking array of contemporary appointments. Completely private in an exciting location near the CBD, Smith and Brunswick Streets, Fitzroy and Carlton Gardens; this superlative light-filled 20 square residence is the must-have masterpiece of 2008!

[www.893oxfordstreet.com](http://www.893oxfordstreet.com)







- Auto gates, video intercom, security system, wide hallway
- 2 bedrooms (main with serene light court, WIR), 2 bathrooms
- Option for 3rd bedroom
- Study area with fitted desk, display case wine cellar, separate laundry
- Vast and versatile open-plan living and dining areas
- Mezzanine level lounge room with 1.8m gas open fireplace
- Smeg-equipped Kitchen, butler's pantry, integrated Miele coffee machine
- C-BUS home automation, reverse-cycle heating and cooling, alarm
- Polished concrete, stained Oak and Alucabond surfaces
- Foscarini lighting, Roger Seller bathware, showroom auto garage



**Auction** Saturday 15th November at 1pm  
**Inspect** As advertised or by appointment  
**Land** Strata  
**Terms** 10% deposit, balance 30/60 days  
**Melway** 2C E9  
**Contact** Simon Shrimpton 0411 889 577  
Craig Shearn 0418 596 388  
**Office** 324 Queens Parade, Clifton Hill. Tel. 9481 6800



LOWER FLOOR



UPPER FLOOR

DISCLAIMER

The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor.

Responsibility for any omissions or errors contained herein is expressly denied.

PRIVACY ACKNOWLEDGEMENT

You acknowledge that we use Personal Information collected from you for marketing purposes and otherwise in accordance with our Privacy Policy. During open for inspections we also collect such information for security purposes.

In providing information to us you agree and acknowledge these purposes.

We will rely on this acknowledgement whilst you continue to communicate with us until you advise us to the contrary.

If the information is not provided, we may not be able to provide an effective service to you.

Other than in the circumstances allowed under the Privacy Act 1988 or our Privacy Policy, we do not disclose information of this kind to other parties. If you would like to contact us or access this information or opt out of any form of marketing, you can do so by contacting our Privacy Officer. You can also correct this information if it is inaccurate, incomplete or out-of-date. Our Privacy Policy Statement is available upon request to our Privacy Officer or is available on our website.

Jellis Craig (Clifton Hill) Pty Ltd ABN 91 713 239 432 trading as Jellis Craig, Licensed Estate Agents - Auctioneers - Property Managers.



*Jellis Craig proudly support the fight against breast cancer*



JELLIS CRAIG

[www.jellisraig.com.au](http://www.jellisraig.com.au)